

Land Development Code

Article 3, Use Standards Article 8, Measurements and Definitions Draft

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March 16, 2020



Key Planning Theme

Changing Places, Revitalizing Spaces

The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

1.7.6

The creation of flag lots, lots typically located at the rear of another lot with little or no street frontage and accessed by a driveway or narrow strip of land, should be discouraged.

1.3.4

Mixed-use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles should be supported.

3.2.4

The construction of accessory dwelling units such as garage apartments, “granny flats,” “mother-in-law suites,” should be allowed to provide housing options in areas with existing infrastructure and access to goods and services.

1.7.11

Student-oriented housing, including dormitories and rent-by-the-room multi-bedroom apartments, should be located near the community college and university campus, with access to transit and bike and pedestrian facilities connected to the campuses.

1.7.12

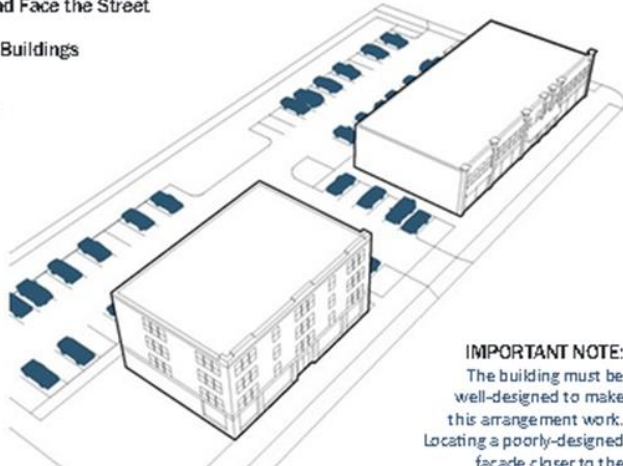
Accessory housing should be encouraged in association with single-family homes, in new development and also in existing neighborhoods.

A Few Fundamentals of Good Urban Design

1 Build to the Sidewalk and Face the Street

2 Put Parking Behind the Buildings

Locating a building front close to the sidewalk helps to create a comfortable pedestrian environment. The building is made accessible from the sidewalk and navigating through parking areas is avoided. The site also has a better appearance from the street.



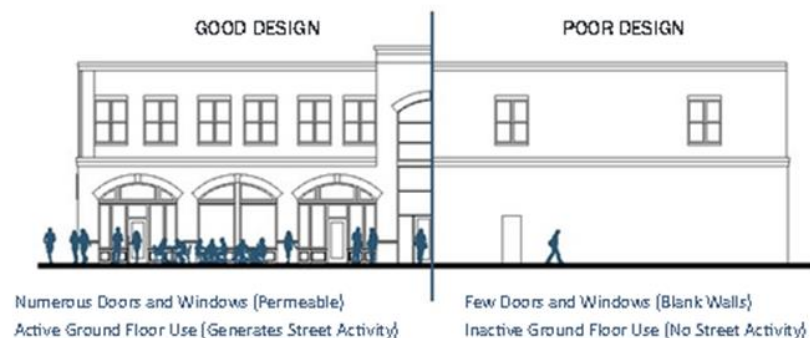
IMPORTANT NOTE:
The building must be well-designed to make this arrangement work. Locating a poorly-designed facade closer to the sidewalk is undesirable.

3 Make the Building Front "Permeable"

Doors and windows allow a building to be seen into and out of and adds visual interest to the building. Large blank walls without such features are boring, unattractive, and sometimes dangerous places to be.

4 Activate the Ground Floor

Provide space for retail, lobbies, studios or other active uses that can generate vibrancy along the street.



5 Articulate the Building Facade

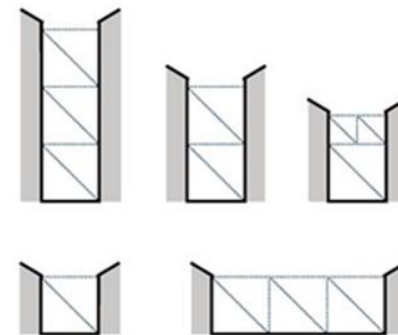
The front of buildings should be designed to have a distinct base, middle and top (A, B, and C) and be divided into a series of vertical bays (D) along its length. This gives the building a human scale and avoids large, blank walls.



Building Facade with a Distinct Base, Middle, Top and Vertical Bays

6 Define the Street with Good Enclosure

Use the buildings along a street to define the spaces between them in correct proportions of space. A ratio of 1:3 is most ideal, with higher ratios providing too much "openness".



Proportions of Space Used to Properly Define a Street

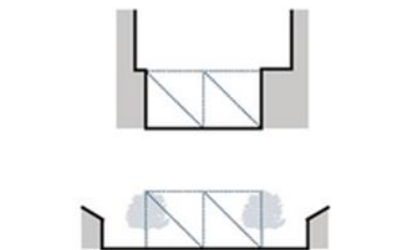
7 Create Continuous Places

Don't interrupt the vitality of a location by placing parking areas, blank walls, barriers to movement, false storefronts, trash areas and other undesirable elements along the public space network. Conversely, use infill development opportunities to "bridge the gap" in otherwise continuous places.



More Information

This is further illustrated using a downtown urban space example on page 184.



Methods Used in Addition to Building Placement



Street with Too Much Space Between Buildings

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Example illustration



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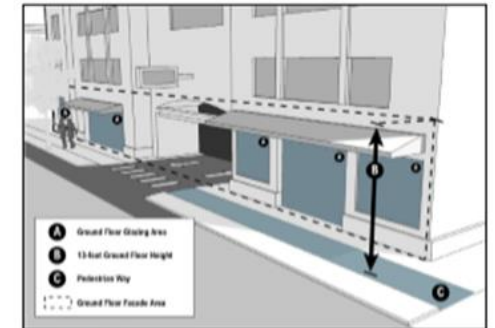
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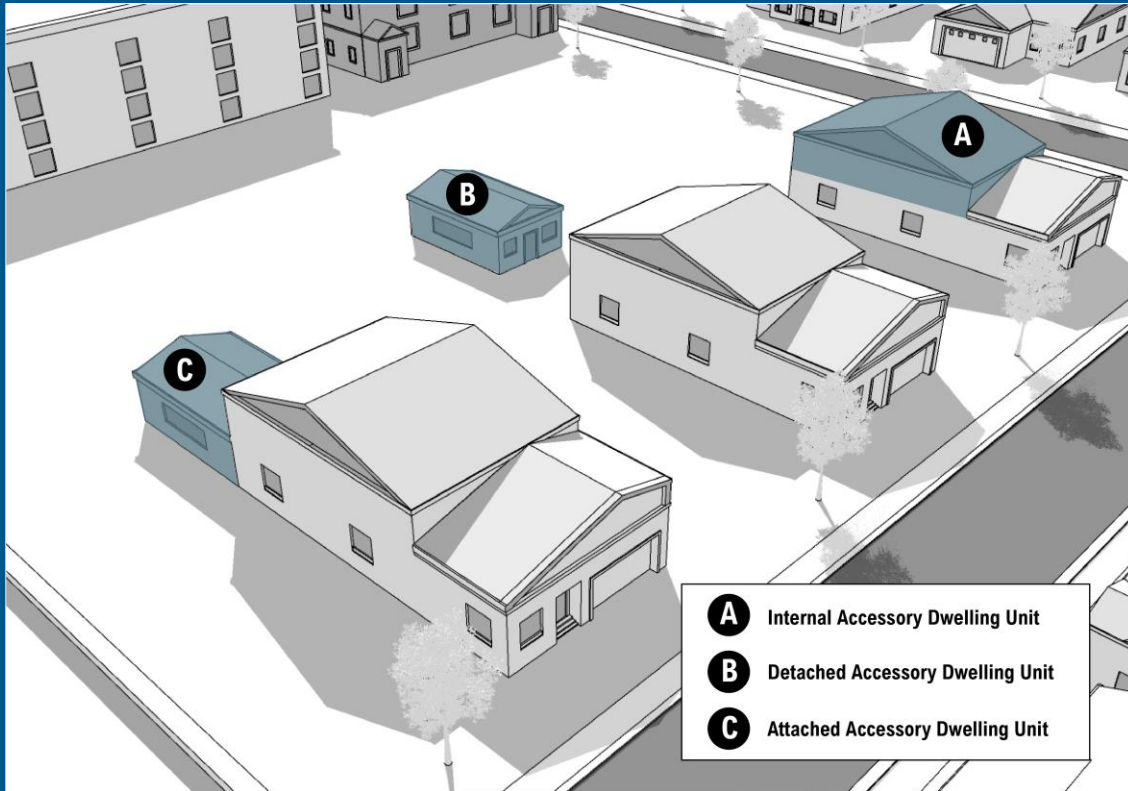
Example illustration

Table 18.xx. Accessory Uses Specific Standards

		R-15, R-10, R-7, R-5, R-3	MF 10, MF 17	MH	HDR	HD	HD MU	UM X	RO	C B	CS	RB	O&I	LI	IND	CEM
ACCESSORY USES																
Accessory structures	Sec. 18-xx	C			C	C	C		C							
Accessory dwelling unit	Sec. 18-xx	C	C	C	C	C	C	C	C							
Amateur radio antennas	Sec. 18-xx	C	C	C	C	C	C		C	C	C	C	C	C	C	
Caretaker dwelling unit				C		C	C	C	C	C	C	C	C	C	C	C
Community boating facility	Sec. 18-xx	C	C	C												
Dish antenna	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Drive-through facility	Sec. 18-xx							S		C	C	C				
Fuel pumps	Sec. 18-xx									C	C	C	C	P		
Home occupation	Sec. 18-xx	C	C	C	C	C	C	C	C	C		C	C			
Internal services facilities	Sec. 18-xx						C	C		C	C	C	C	C	C	
Outdoor sales and display	Sec. 18-xx							C		C		C		C	C	
Outdoor seating	Sec. 18-xx						C	C		C	C	C	C	P	P	

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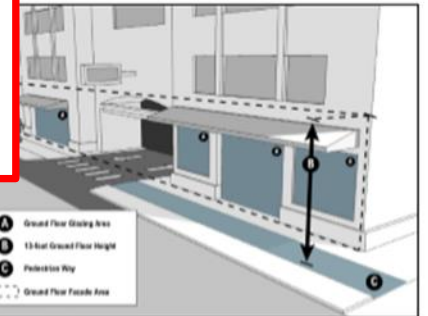
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Example Illustration

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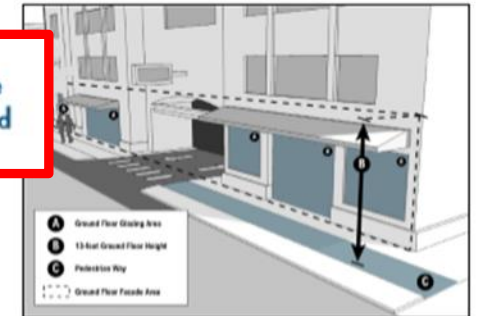
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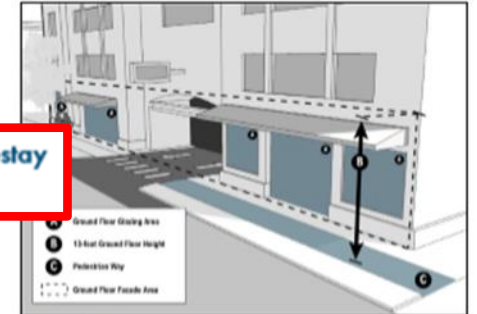
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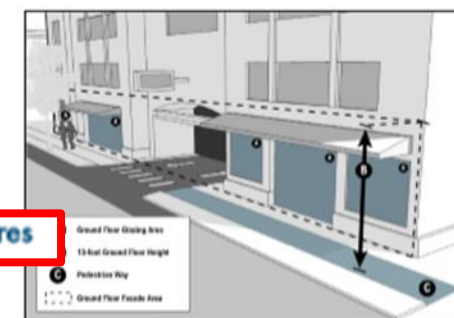
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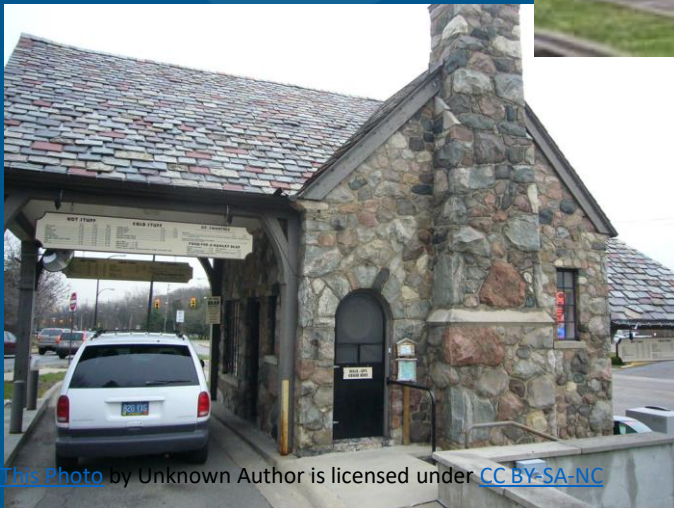
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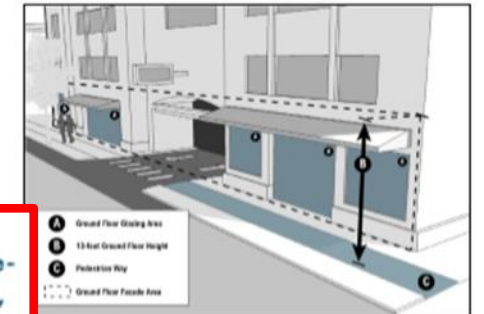
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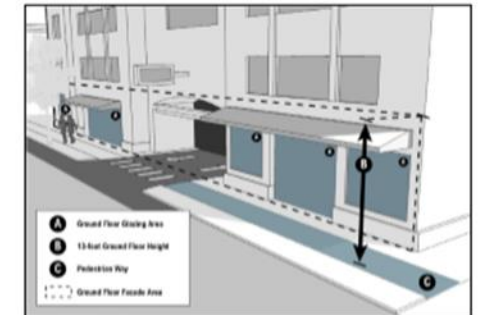
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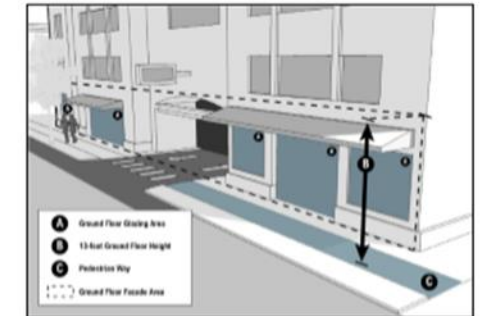
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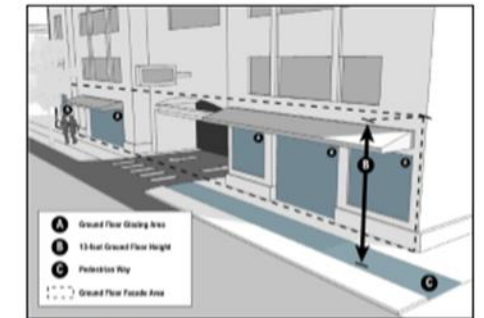
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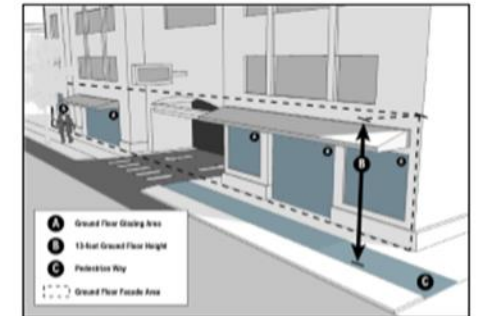
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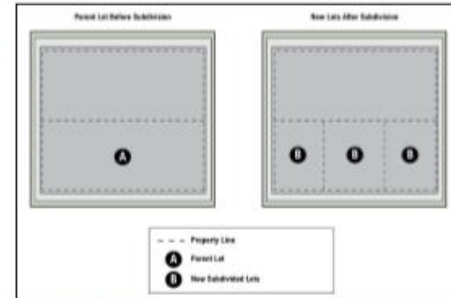
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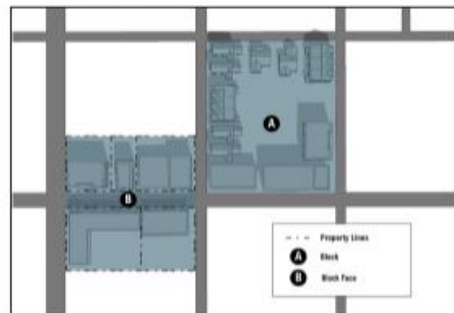
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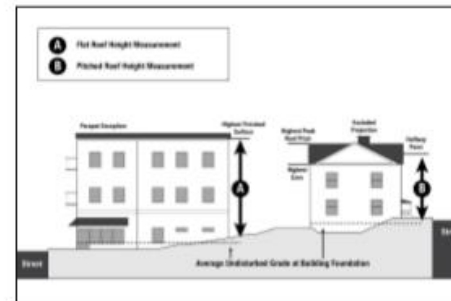
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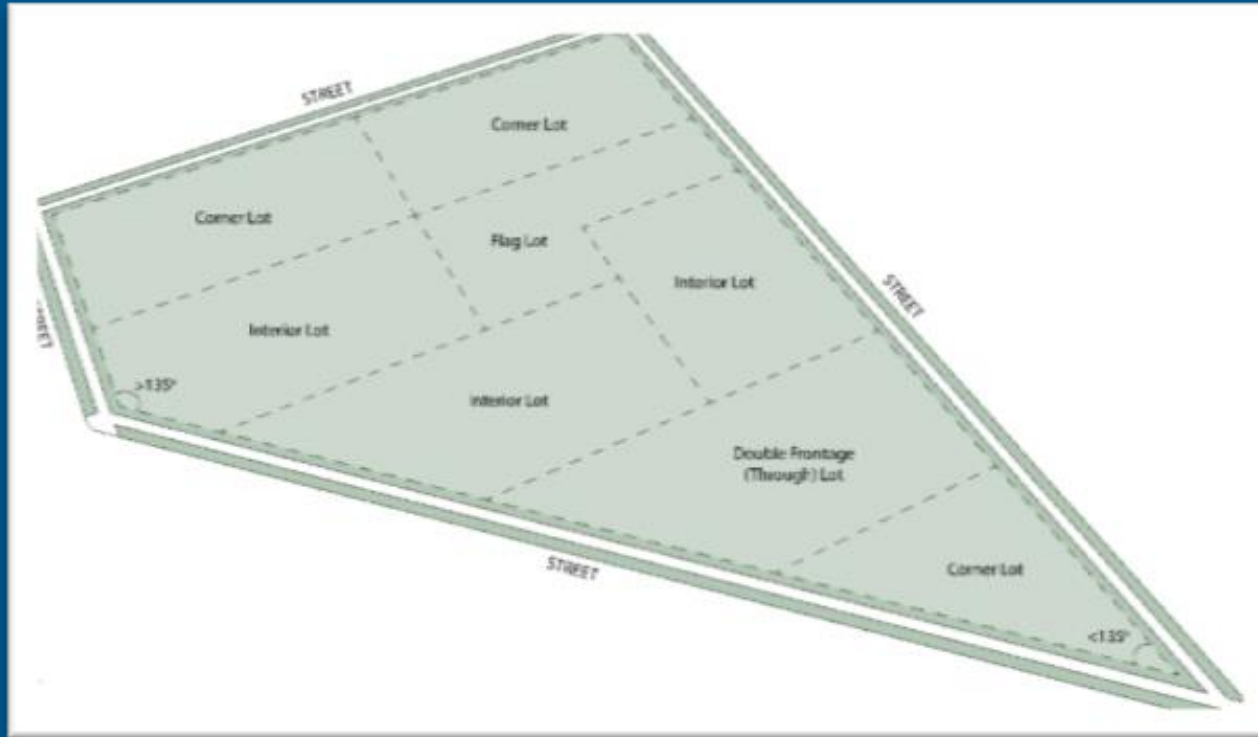
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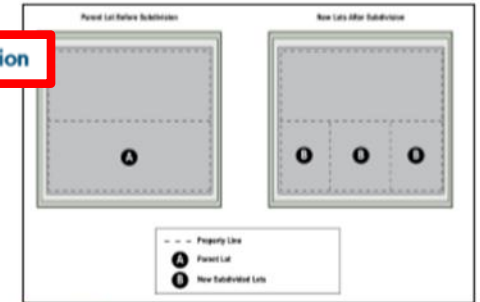
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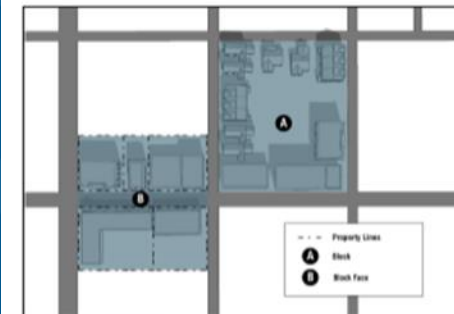
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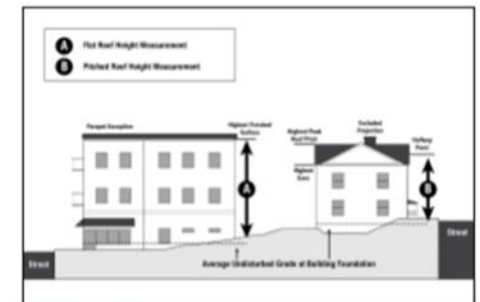
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Example illustration



Example illustration



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Caretaker dwelling

A dwelling unit accessory to a principal use and intended for occupancy by a person(s) owning, employed in, or dealing with and responsible for the security and maintenance of the principal use.

Canopy

A permanent structure of rigid construction, at least partially supported by posts, with a covering that may be structurally independent from a building. This includes any structure placed over, around, or near fuel pumps and drive-through facilities.

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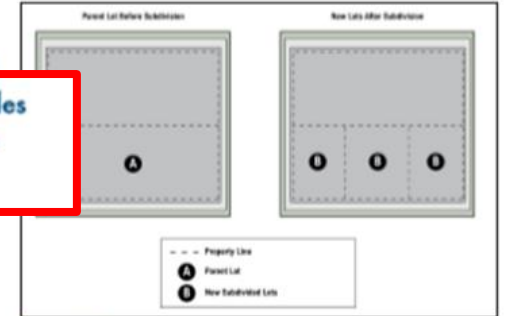
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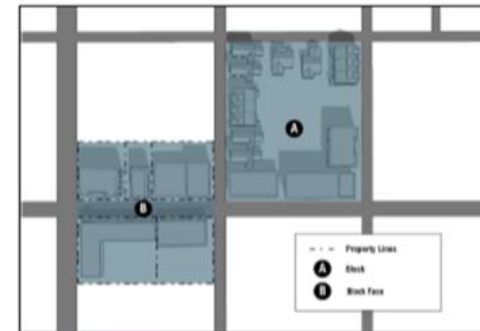
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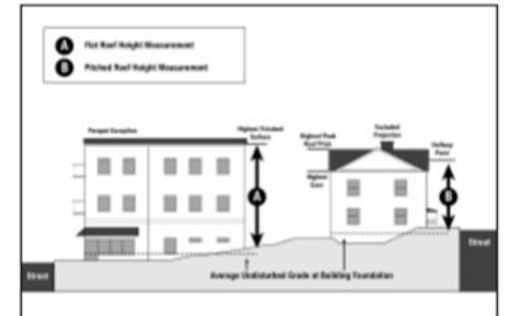
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Example illustration



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Food truck

See mobile food unit

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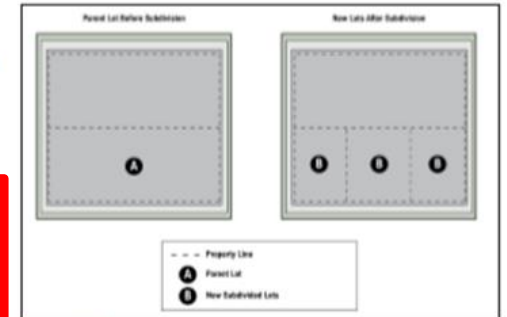
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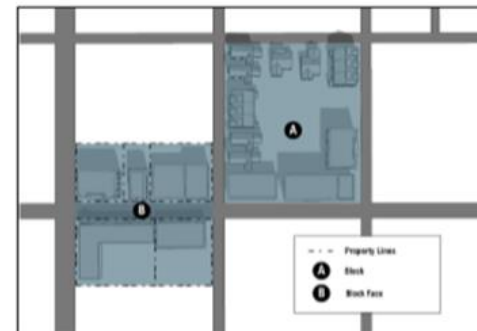
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- Addition of new terms to align with use tables and other terminology used throughout the code

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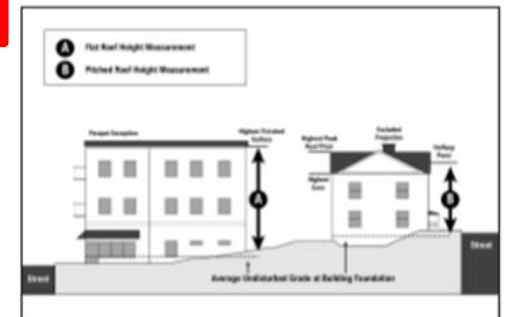
- Uses not defined specifically in code retain their customary dictionary definition
- Cross referencing between commonly used terms and regulatory terms (e.g., food trucks and mobile food units)



Example illustration



Example illustration



Example illustration

CITY OF
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NORTH CAROLINA

www.wilmingtonnc.gov/LDC

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Land Development Code | City of Wilmington

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Land Development Code

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What is the Land Development Code?

The Land Development Code (LDC) is a compilation of City regulations that control how land may be developed within Wilmington. The LDC includes:

- **Zoning.** Regulations for development of uses and structures on a lot.
- **Subdivision of land.** Regulations for the division of a parcel into smaller lots.
- **Standards for design.** Regulations for site aspects such as landscaping and parking.
- **Sign regulations.** Regulations for the type, size, and placement of signs on private property.

Why do we need to update our Land Development Code?

Updating our LDC is the next critical step in the implementation of the goals, objectives, and policies in our [Comprehensive Plan](#) that was developed through extensive input from our community. Wilmington's LDC is based on development patterns and building practices that were common in the mid-to-late 1980s. Large parts of the LDC are outdated and difficult to use. The LDC hasn't undergone a full update in 30 or more years.

Like many prosperous, growing communities, Wilmington has experienced a considerable amount new development. To accommodate the projected doubling of the region's population by 2040, including an influx of 60,000 new residents within Wilmington, a different approach to development is needed. Infill and redevelopment are the new normal and land development regulations that have been patched and modified for years will no longer address the City's needs.

The purpose of the LDC revision is to address these issues, resulting in a set of regulations that are user-friendly, modern, and in-line with the policy direction in the city's comprehensive plan — a blueprint showing how the city should grow — which was adopted in March, 2016.

Next steps

Important Links:

- [LDC Article 2, Zoning Districts](#)

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Next Steps

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Planning Commission work session – May